

GFS CBA Process and Guidelines

Objective

Any program and project seeking CRA funding must generate tangible benefits to the GFS community to receive CRA funding. The objective of the Community Benefit Agreement (CBA) is to clearly document the list of community benefits that will be generated by a CRA funded project and to ensure the delivery of those benefits.

Applicability

All applicants seeking financial assistance for Medium and Large Project categories shall negotiate and enter into a CBA in order to receive CRA funding. Both for- and non-profit entities are subject to this requirement. The CRA and the CAC recognize that non-profit entities may not be able to offer community benefits beyond the services they provide. The purpose of CBA in these instances will be to ensure that the services continue to be offered at the same quality in the long run and to ensure the upkeep of the physical appearances of the funded improvements.

Process

1. Applicants of Medium and Large Projects are strongly recommended to initiate a pre-application process.
2. When the pre-application materials are submitted, applicants will be allowed to formally present in front of the Citizens' Advisory Committee (CAC) of the CRA.
3. At the CAC meeting, CAC members are encouraged to provide feedback on the proposed funding request and suggest a list of community benefits that could be offered by the project applicant (List of Potential Benefits shown below).
4. At the direction of the CAC, the CRA staff will then meet with the applicant to further refine the list of benefits that could be offered in return for receiving CRA funding. The benefits listed in the CBA must be quantifiable or measurable to help document compliance with the agreement.
5. The funding request and a "DRAFT" Community Benefit Agreement will come back to the CAC. At this point the CAC will take a formal advisory vote, which will then be forwarded to the CRA Board. If an applicant does not participate in the pre-application review, a draft development agreement must be included as part of their first application review.
6. The "DRAFT" Community Benefit Agreement, as recommended by the CAC, will be provided to the Board for their consideration and action. At the CRA Board meeting, the Board members may provide further suggestions to revise the list of benefits.
7. Upon approval of the Community Benefit Agreement by the CRA Board, a copy of the Agreement will be provided to the CAC for informational purposes.

List of Potential Benefits

The following is a list of potential community benefits. The list is not exhaustive and additional community benefits may be identified through the application review and approval process. Additionally, other programs, policies, codes, etc. may require the provision of one or more of the identified community benefits during the development of the project. When this occurs, the applicant shall articulate the requirement within the application.

Community Benefit Type	Community Benefits
Affordable Housing	<ul style="list-style-type: none"> • Rental (up to 80% AMI) • Home Ownership (up to 100% AMI; current maximum home price - \$238,000 new and \$166,000 existing)
Jobs and Workforce Development	<ul style="list-style-type: none"> • • • MWSBE participation • Creating new jobs/living wage jobs Priority for hiring within the district Employing individuals from within the district • Employing TEMPO graduates
Parking and Public Transportation	<ul style="list-style-type: none"> • Creating new public parking spaces • Providing new transit improvements (stops, shelters, etc.)
Human Capital	<ul style="list-style-type: none"> • Programs that reduce recidivism, crime, and poverty • Youth mentorships • Job training
Parks and Public Space Improvements	<ul style="list-style-type: none"> • • Creation of new public parks • Creation of new public plazas Improvements in an existing public park or open space • • Addition of public art • Repairing or installing sidewalks Providing bike facilities and infrastructure Placing overhead utilities underground • Adding streetscape plantings and furniture • Replacing or adding new streetlights. • Creating community gardens • Flood reduction projects • Providing public restrooms

Public Engagement

- Funding for the inclusion of community engagement to shape final plans or programs
- Improvements and programs addressing food insecurity, living wages and wages closing income gaps, improved transportation, and safe homes

Environmental/Social Justice

Other

- Additional community benefits identified during project development, community input and project review